

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

OCTOBER 6, 2005

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

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Las Vegas City Council

Mayor Oscar B. Goodman
Mayor Pro-Tem Gary Reese, Ward 3
Councilman Larry Brown, Ward 4
Councilman Lawrence Weekly, Ward 5
Councilman Steve Wolfson, Ward 2
Councilwoman Lois Tarkanian, Ward 1
Councilman Steven D. Ross, Ward 6
City Manager, Douglas Selby

Commissioners

Richard Truesdell, Chairman
Byron Goynes, Vice-Chairman
Steven Evans
Leo Davenport
David W. Steinman
Glenn E. Trowbridge
Sam C. Dunnam

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE. UNLESS OTHERWISE STATED, ITEMS MAY BE TAKEN OUT OF THE ORDER PRESENTED AT THE DISCRETION OF THE CHAIRPERSON.

CALL TO ORDER: 6:00 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ROLL CALL:

ANNOUNCEMENT: Compliance with the Open Meeting Law

NOTICE: This meeting has been properly noticed and posted at the following locations:

City Clerk's Bulletin Board, City Hall Plaza, 2nd Floor Skybridge
Clark County Government Center, 500 South Grand Central Parkway
Las Vegas Library, 833 Las Vegas Boulevard North
Grant Sawyer Building, 555 East Washington Avenue
Court Clerk's Office Bulletin Board, City Hall Plaza

ACTIONS: ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

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ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

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CONSENT ITEMS:

CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.

1. **TMP-8896 - TENTATIVE MAP - HOLLY/FERRELL - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: HOLLY FERRELL, LLC** - Request for a Tentative Map FOR A 74 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 6.9 acres adjacent to the southwest corner of Holly Avenue and Ferrell Street (APN 139-20-401-008 and 139-20-401-012 thru -014); R-PD11 (Residential Planned Development- 11 Units per Acre, Ward 5 (Weekly).
2. **EOT-8826 - EXTENSION OF TIME - VARIANCE - APPLICANT/OWNER: CORVIALE, LLC** - Request for an Extension of Time of an approved Variance (VAR-4804) TO ALLOW ZERO SQUARE FEET OF OPEN SPACE WHERE 11,500 FEET IS REQUIRED FOR A 16-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 2.92 acres at 1700 South Buffalo Drive (APNs 163-03-201-003, 004 and 005), R-E (Residence Estates) Zone under Resolution of Intent to R-PD5 (Residential Planned Development - 5 Units Per Acre) Zone, Ward 1 (Tarkanian).

ONE MOTION – ONE VOTE:

THE FOLLOWING ARE ITEMS THAT MAY BE CONSIDERED IN ONE MOTION/ONE VOTE. THEY ARE CONSIDERED ROUTINE NON-PUBLIC AND PUBLIC HEARING ITEMS THAT HAVE NO PROTESTS, WAIVERS FROM THE CODE OR CONDITION CHANGES BY THE APPLICANT OR STAFF. ALL PUBLIC HEARINGS AND NON-PUBLIC HEARINGS WILL BE OPENED AT ONE TIME. ANY PERSON REPRESENTING AN APPLICATION OR A MEMBER OF THE PUBLIC OR A MEMBER OF THE PLANNING COMMISSION NOT IN AGREEMENT WITH THE CONDITIONS AND ALL STANDARD CONDITIONS FOR THE APPLICATION RECOMMENDED BY STAFF, SHOULD REQUEST TO HAVE THAT ITEM REMOVED FROM THIS PART OF THE AGENDA.

3. **VAC-8755 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: B & B ASSET MANAGEMENT, LLC** - Petition to Vacate a 30-foot wide public utility easement generally located at the northwest corner of Harris Avenue and Lamb Boulevard, Ward 3 (Reese).

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PUBLIC HEARING ITEMS:

4. ABEYANCE - RENOTIFICATION - MOD-8637 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT: ASTORIA HOMES - OWNER: ASTORIA ALEXANDER, LLC - Request for a Major Modification to the Lone Mountain West Master Development Plan TO AMEND THE FOLLOWING: AMEND SECTION 2.3.4 "MEDIUM-LOW DENSITY RESIDENTIAL" TO ALLOW THREE-STORY DWELLINGS; AMEND TABLES 2, 3 AND 4 TO REFLECT PROPOSED CHANGES IN LAND USE DESIGNATIONS; AND TO CHANGE THE LAND USE DESIGNATION FROM: MFM (MULTI-FAMILY MEDIUM RESIDENTIAL) TO: ML (MEDIUM-LOW DENSITY RESIDENTIAL); on 30.0 acres adjacent to the southwest corner of Alexander Road the I-215 Beltway (APN 137-12-101-004, 005, 006, 010, 012, 013, and 015), U (UNDEVELOPED) ZONE [MFM (MULTI-FAMILY MEDIUM - LONE MOUNTAIN WEST SPECIAL LAND USE DESIGNATION)] UNDER RESOLUTION OF INTENT TO PD (PLANNED DEVELOPMENT) ZONE [ML (MEDIUM-LOW DENSITY RESIDENTIAL) LONE MOUNTAIN WEST SPECIAL LAND USE DESIGNATION)], Ward 4 (Brown).
5. ABEYANCE - RENOTIFICATION - WVR-8638 - WAIVER RELATED TO MOD-8637 - PUBLIC HEARING - APPLICANT: ASTORIA HOMES - OWNER: ASTORIA ALEXANDER, LLC - Request for a Waiver of Title 18.12.130 TO ALLOW THREE PRIVATE DRIVES 180 FEET, 770 FEET AND 820 FEET IN LENGTH WHERE 150 FEET IS THE MAXIMUM LENGTH ALLOWED FOR A PROPOSED 371-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 30.0 acres adjacent to the southwest corner of Alexander Road and the I-215 Beltway (APN 137-12-101-004, 005, 006, 010, 012, 013, and 015), U (Undeveloped) Zone [MFM (Multi-Family Medium Density Residential) - Lone Mountain West Special Land Use Designation] under Resolution of Intent to PD (Planned Development) Zone [PROPOSED: ML (Medium-Low Density Residential) Lone Mountain West Special Land Use Designation], Ward 4 (Brown).
6. ABEYANCE - VAR-8636 - VARIANCE RELATED TO MOD-8637 AND WVR-8638 - PUBLIC HEARING - APPLICANT: ASTORIA HOMES ADVERTISING - OWNER: ASTORIA ALEXANDER, LLC - Request for a Variance TO ALLOW 95,028 SQUARE FEET OF OPEN SPACE WHERE 122,430 SQUARE FEET OF OPEN SPACE IS REQUIRED FOR A PROPOSED 371-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 30.00 acres adjacent to the south of Alexander Road and east of the 215 Beltway (APN 137-12-101-004, 005, 006, 010, 012, 013, and 015), U (Undeveloped) Zone [MFM (Multi-Family Medium Density Residential) - Lone Mountain West Special Land Use Designation] under Resolution of Intent to PD (Planned Development) Zone [PROPOSED: ML (Medium-Low Density Residential) Lone Mountain West Special Land Use Designation] , Ward 4 (Brown).

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7. **ABEYANCE - VAR-8962 - VARIANCE RELATED TO MOD-8637, WVR-8638 AND VAR-8636 - PUBLIC HEARING - APPLICANT: ASTORIA HOMES ADVERTISING - OWNER: ASTORIA ALEXANDER, LLC** - Request for a Variance TO ALLOW 557 PARKING SPACES WHERE 742 PARKING SPACES ARE REQUIRED FOR A PROPOSED 371-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 30.00 acres adjacent to the south of Alexander Road and east of the 215 Beltway (APN 137-12-101-004, 005, 006, 010, 012, 013, and 015), U (Undeveloped) Zone [MFM (Multi-Family Medium) - Lone Mountain West Special Land Use Designation]] under Resolution of Intent to PD (Planned Development) Zone [PROPOSED: ML (Medium-Low Density Residential) Lone Mountain West Special Land Use Designation]] , Ward 4 (Brown).
8. **ABEYANCE - SDR-8635 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-8637, VAR-8636, VAR-8962 AND WVR-8638 - PUBLIC HEARING - APPLICANT: ASTORIA HOMES - OWNER: ASTORIA ALEXANDER, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 371-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT; AND A WAIVER OF SECTION 3.5.3 OF THE LONE MOUNTAIN WEST MASTER DEVELOPMENT PLAN TO ALLOW A 3.5 FOOT SETBACK WHERE A SETBACK OF LESS THAN TWO FEET OR MORE THAN TEN FEET IS REQUIRED on 30.0 acres adjacent to the southwest corner of Alexander Road and the I-215 Beltway (APN 137-12-101-004, 005, 006, 010, 012, 013, and 015), U (Undeveloped) Zone [MFM (Multi-Family Medium Density Residential) - Lone Mountain West Special Land Use Designation] under Resolution of Intent to PD (Planned Development) Zone [ML (Medium-Low Density Residential) Lone Mountain West Special Land Use Designation]] [PROPOSED: ML (Medium-Low Density Residential) Lone Mountain West Special Land Use Designation], Ward 4 (Brown).
9. **ABEYANCE - VAR-8651 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: A. O. BONANZA HOLDINGS, LLC.** - Request for a Variance TO ALLOW NO STEP BACK WHERE A 1:1 STEP BACK RATIO IS REQUIRED ABOVE 35 FEET on 2.87 acres adjacent to the northeast corner of Bonanza Road and Main Street (APNs 139-27-810-001, 002, 003, 004 and 139-27-707-008 and 046 through 051), R-2 (Medium-Low Density Residential) Zone and C-M (Commercial/Industrial) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 5 (Weekly).
10. **ABEYANCE - SUP-8814 - SPECIAL USE PERMIT RELATED TO VAR-8651 - PUBLIC HEARING - APPLICANT/OWNER: A. O. BONANZA HOLDINGS, LLC.** - Request for a Special Use Permit FOR A PROPOSED MIXED-USE COMMERCIAL AND RESIDENTIAL DEVELOPMENT adjacent to the northeast corner of Main Street and Bonanza Road (APNs 139-27-810-001, 002, 003, 004 and 139-27-707-008, 046 through 051), R-2 (Medium-Low Density Residential) Zone and C-M (Commercial/Industrial) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

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11. **ABEYANCE - SDR-8649 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-8651 AND SUP-8814 - PUBLIC HEARING - APPLICANT/OWNER: A. O. BONANZA HOLDING, LLC.** - Request for a Site Development Plan Review FOR A MIXED-USE DEVELOPMENT WITH 296 RESIDENTIAL UNITS AND 34,700 SQUARE FEET OF COMMERCIAL SPACE AND WAIVERS IN BUILDING PLACEMENT; STREET AND FOUNDATION LANDSCAPE STANDARDS; FRONT, CORNER SIDE, AND REAR YARD SETBACK REQUIREMENTS; AND TO ALLOW A 241-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 249-FEET FROM RESIDENTIAL PROPERTY IS REQUIRED on 2.87 acres adjacent to the northeast corner of Main Street and Bonanza Road (APNs 139-27-810-001, 002, 003, 004 and 139-27-707-008, 046 through 051), R-2 (Medium-Low Density Residential) Zone and C-M (Commercial/Industrial) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 5 (Weekly).
12. **ABEYANCE - SDR-6703 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: JMA ARCHITECTURE STUDIOS - OWNER: DECAR ENTERPRISES, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 24-STORY CONDOMINIUM HOTEL WITH ACCESSORY WEDDING CHAPEL AND RETAIL USES AND WAIVERS OF DOWNTOWN CENTENNIAL PLAN BUILD-TO-LINE AND STEPBACK STANDARDS on 0.62 acres at 1205 Las Vegas Boulevard South (APN 162-03-112-027), C-2 (General Commercial) Zone, Ward 3 (Reese).
13. **ABEYANCE - MSP-8319 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT: LAS VEGAS ATHLETIC CLUB - OWNER: JERMAC** - Request for a Master Sign Plan FOR A PROPOSED COMMERCIAL DEVELOPMENT at 1725 North Rainbow Boulevard (APN 138-22-803-001), C-1 (Limited Commercial) Zone, ~~Ward 4 (Brown)~~ Ward 6 (Ross).
14. **GPA-8883 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: JAIME AND SYLVIA MARTINEZ** - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: L (LOW DENSITY RESIDENTIAL) TO: O (OFFICE) on 0.48 acres 175 feet west of Eastern Avenue on Ogden Avenue (APN 139-35-718-006,007 and 008), Ward 3 (Reese).
15. **ZON-8884 - REZONING RELATED TO GPA-8883 - PUBLIC HEARING - APPLICANT/OWNER: JAIME AND SYLVIA MARTINEZ** - Request for a Rezoning FROM: R-2 (Medium-Low Density Residential) TO: P-R (Professional Office and Parking) on 0.48 acres 175 feet west of Eastern Avenue on Ogden Avenue (APN 139-35-718-006,007 and 008), Ward 3 (Reese).

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16. **SDR-8886 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-8883 AND ZON-8884 - PUBLIC HEARING - APPLICANT/OWNER: JAIME AND SYLVIA MARTINEZ** - Request FOR A PROPOSED 3,038 SQUARE FOOT OFFICE COMPLEX AND A WAIVER OF THE PERIMETER LANDSCAPING REQUIREMENT on 0.48 acres 175 feet west of Eastern Avenue on Ogden Avenue (APN 139-35-718-006,007 and 008), Ward 3 (Reese).
17. **GPA-8892 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: CRAIG KATCHEN - OWNER: ICKES FAMILY TRUST** - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: LI/R (LIGHT INDUSTRIAL/RESEARCH) TO: GC (GENERAL COMMERCIAL) on 7.84 acres adjacent to the southeast corner of Wall Street and Western Avenue (APN 162-04-505-001 and -002, 162-04-513-004 thru 162-04-513-009, 162-04-513-010 thru 162-04-513-015), Ward 1 (Tarkanian).
18. **ZON-8893 - REZONING RELATED TO GPA-8892 - PUBLIC HEARING - APPLICANT: CRAIG KATCHEN - OWNER: ICKES FAMILY TRUST** - Request for a Rezoning FROM: M (INDUSTRIAL) TO: C-2 (GENERAL COMMERCIAL) on 7.84 acres adjacent to the southeast corner of Wall Street and Western Avenue (APN 162-04-505-001 and - 002, 162-04-513-004 thru 162-04-513-009, 162-04-513-010 thru 162-04-513-015), Ward 1 (Tarkanian).
19. **SUP-8895 - SPECIAL USE PERMIT RELATED TO GPA-8892 AND ZON-8893 - PUBLIC HEARING - APPLICANT: CRAIG KATCHEN - OWNER: ICKES FAMILY TRUST** - Request for a Special Use Permit FOR A 950 FOOT BUILDING IN THE AIRPORT OVERLAY ZONE adjacent to the southeast corner of Wall Street and Western Avenue (APN 162-04-505-001 and -002, 162-04-513-004 thru 162-04-513-009, 162-04-513-010 thru 162-04-513-015), M (Industrial) Zone [PROPOSED: C-2 (General Commercial) Zone], Ward 1 (Tarkanian).
20. **SUP-8897 - SPECIAL USE PERMIT RELATED TO GPA-8892, ZON-8893 AND SUP-8895- PUBLIC HEARING - APPLICANT: CRAIG KATCHEN - OWNER: ICKES FAMILY TRUST** - Request for a Special Use Permit FOR A PROPOSED MIXED USE DEVELOPMENT at the southeast corner of Charleston Boulevard and Western Avenue, (APN 162-04-505-001 and 002, 162-04-513-004 thru 162-04-513-009, 162-04-513-010 thru 162-04-513-015), M (Industrial) Zone [PROPOSED: C-2 (General Commercial) Zone], Ward 1 (Tarkanian).

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21. **SDR-8894 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-8892, ZON-8893, AND SUP-8895 - PUBLIC HEARING - APPLICANT: CRAIG KATCHEN - OWNER: ICKES FAMILY TRUST** - Request for a Site Development Plan Review FOR A PROPOSED 950 FOOT 73 STORY MIXED USE DEVELOPMENT CONTAINING 182,000 SQUARE FEET OF COMMERCIAL SPACE AND 3,020 RESIDENTIAL UNITS AND A WAIVER TO ALLOW A 70% LOT COVERAGE WHERE A 50% LOT COVERAGE IS THE MAXIMUM ALLOWED on 7.84 acres adjacent to the southeast corner of Wall Street and Western Avenue (APN 162-04-505-001 and -002, 162-04-513-004 thru 162-04-513-009, 162-04-513-010 thru 162-04-513-015), M (Industrial) Zone [PROPOSED: C-2 (General Commercial) Zone], Ward 1 (Tarkanian).
22. **VAC-8898 - VACATION RELATED TO GPA-8892, ZON-8893, SUP-8895, SUP-8897 AND SDR-8894 - PUBLIC HEARING - APPLICANT: CRAIG KATCHEN - OWNER: ICKES FAMILY TRUST** - Petition to Vacate Wall Street east of Western Avenue and a portion of the alley located east of Western Avenue and north of Wall Street, Ward 1 (Tarkanian).
23. **ZON-8904 - REZONING - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: TRAN NHU THI** - Request for a Rezoning FROM: U (UNDEVELOPED) ZONE [ML (MEDIUM-LOW) GENERAL PLAN DESIGNATION] TO: R-PD6 (RESIDENTIAL PLANNED DEVELOPMENT - 6 UNITS PER ACRE) on 5.2 acres located on the northeast corner of Durango Drive and Via Olivero Avenue (APN 163-04-401-001), Ward 1 (Tarkanian).
24. **SDR-8902 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-8904 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: TRAN NHU THI** - Request for a Site Development Review FOR 31 RESIDENTIAL LOTS on 5.2 acres located on the northeast corner of Durango Drive and Via Olivero Avenue (APN 163-04-401-001) U (Undeveloped) Zone [ML (Medium-Low) General Plan Designation] [PROPOSED: R-PD6 (Residential Planned Development - 6 Units per Acre)], Ward 1 (Tarkanian).
25. **VAR-8809 - VARIANCE - PUBLIC HEARING - APPLICANT/ OWNER: MELISSA JAFFA-ABEYTA** - Request for a Variance TO ALLOW A 41 FOOT FRONT SETBACK WHERE 50 FEET IS REQUIRED FOR A PROPOSED 834 SQUARE FOOT RESIDENTIAL ADDITION on 0.46 acres at 6140 West Gilmore Avenue (APN 138-11-511-028), R-E (Residence Estates) Zone, Ward 6 (Ross).

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26. **VAR-8900 - VARIANCE - PUBLIC HEARING - APPLICANT/ OWNER: RANDY L. MARX** - Request for a Variance TO ALLOW A SIX FOOT REAR YARD SETBACK WHERE 15 FEET IS THE MINIMUM ALLOWED FOR A PROPOSED 3,812 SQUARE FOOT, 25 FOOT TALL RESIDENTIAL ADDITION on 0.29 acres at 6161 Candlewood Court (APN 138-23-714-012), R-1 (Single Family Residential) Zone, Ward 6 (Ross).
27. **SUP-7649 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BUDGET CAR & TRUCK RENTAL - OWNER: J&L PROPERTIES** - Request for a Special Use Permit FOR AN AUTO REPAIR GARAGE, MINOR, AND A WAIVER TO ALLOW THE OPENINGS OF THE SERVICE BAYS TO FACE PUBLIC RIGHTS-OF-WAY at 5650 West Sahara Avenue (APN 163-01-404-014 and 021), C-2 (General Commercial) Zone, Ward 1 (Tarkanian).
28. **SDR-7647 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-7649 - PUBLIC HEARING - APPLICANT: BUDGET CAR & TRUCK RENTAL - OWNER: J&L PROPERTIES** - Request for a Site Development Plan Review FOR A PROPOSED 18,975 SQUARE FOOT AUTO REPAIR GARAGE, MINOR, ADDITION TO AN EXISTING MOTOR VEHICLE SALES BUILDING on 3.41 acres at 5650 West Sahara Avenue (APN 163-04-404-014 and 021), C-2 (General Commercial) Zone, Ward 1 (Tarkanian).
29. **SUP-8757 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SONIO'S CAFE & ROTISSERIE - OWNER: ZJ&R PROPERTIES, LLC** - Request for a Special Use Permit FOR A PROPOSED RESTAURANT SERVICE BAR AND WAIVERS FROM THE 400 FOOT DISTANCE SEPARATION REQUIREMENTS FROM AN EXISTING CHURCH, SCHOOL AND CITY PARK at 3900 West Charleston Boulevard, Suite #120 (APN 139-31-801-018), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).
30. **SUP-8879 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: WALT A. WALTERS** - Request for a Special Use Permit FOR A HALFWAY HOUSE at 318-320 South First Street (APNs 139-34-210-027, 139-34-210-028), C-2 (General Commercial) Zone, Ward 1 (Tarkanian).
31. **SUP-8888 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JOHN BLOOM - OWNER: JOHN J. BLOOM AND VETA BLOOM** - Request for a Special Use Permit FOR A PROPOSED GUEST HOUSE/CASITA ON A LOT THAT IS LESS THAN 80 FEET WIDE at 8305 Opal Cove Drive (APN 138-16-215-026), R-PD5 (Residential Planned Development- 5 Units per Acre) Zone, Ward 4 (Brown).

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32. **SUP-8901 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BOUNCE U OWNER: BROOKHOLLOW LLC** - Request for a Special Use Permit FOR A 9,723 SQUARE FOOT INDOOR RECREATIONAL FACILITY at 7340 Smoke Ranch Road, Suite E (APN 138-15-410-020), C-PB (Planned Business Park) Zone, Ward 4 (Brown).
33. **RQR-8789 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - APPLICANT: REAGAN NATIONAL ADVERTISING - OWNER: COG III, LTD** - Required Two Year Review of an approved Special Use Permit (SUP-2758), WHICH ALLOWED A 40 FOOT TALL, 14 FOOT BY 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1110 South Rainbow Boulevard (APN 163-02-101-002), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).
34. **SDR-8833 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: JAMES E. STROH, ARCHITECT, INC. - OWNER: WEST GOWAN, LLC** - Request for a Site Development Plan Review FOR A PROPOSED TWO STORY 61,732 SQUARE FOOT OFFICE DEVELOPMENT adjacent to the southwest corner of Interstate 215 and Gowan Road (APN 137-12-301-007) , U(Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).
35. **SDR-8885 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: JRJ INVESTMENTS, INC.** - Request for a Site Development Plan Review FOR A PROPOSED 25,665 SQUARE FOOT EXPANSION OF AN EXISTING CAR DEALERSHIP AND WAIVERS OF THE PERIMETER AND PARKING LOT LANDSCAPING REQUIREMENTS on 7.81 acres at 6900 West Sahara Avenue (APN 163-03-806-010), C-2 (General Commercial) Zone, Ward 1 (Tarkanian).

DIRECTOR'S BUSINESS:

36. **ABEYANCE - TXT-8759 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Discussion and possible action to amend Title 19.04.040 Conditional Uses, 19.08.040 Residential District Development Standards and 19.20 Definitions in regards to accessory structures.

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CITIZENS PARTICIPATION:

PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE PLANNING COMMISSION NO SUBJECT MAY BE ACTED UPON BY THE PLANNING COMMISSION UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED.

Facilities are provided throughout City Hall for the convenience of disabled persons. Special equipment for the hearing impaired is available for use at meetings. If you need an accommodation to attend and participate in this meeting, please call the DEPARTMENT DESIGNEE at 229-6301 and advise of your need at least 48 hours in advance of the meeting. The City's TDD number is 386-9108.